



Dennis Roszell - Broker
 Virtual Property Inc.
 #6, 7459 49 Ave. Red Deer, AB T4P 1N2
 Phone: 403.350.1914

5101 50 Street Eckville, AB TOM OX0

Commercial
Active

A1243978

PD:

DOM: 4 **LP:** \$310,000.00
LR:
OP: \$310,000.00



Trans Type: For Sale **Title:** Fee Simple
County: Lacombe County **City:** Eckville
Type: Retail **SQFT:** 2,550
Bus Type: **Year Built:** 1977
Building Type: Free-Standing, Office Building, Retail **Business:** No
Subdivision: NONE **# Floors:** 1
LINC#: [0016325806](#) **# Buildings:** 1
Legal Desc: Lot 8 & 9 Blk 4 PL 6117AQ
Legal Pln: PL **Blk:** 4 **Lot:** 8 & 9
Zoning: C-1 **Tax Amt:** \$3,316.47
Lot Size: 7744 SqFt **Tax Year:** 2022
Exclusions: No **SRR:** No
Reports: Aerial Photos, Annual Property Operating Data, Floor Plans, Title
Restrictions: None Known **Leg Unit #:**
Disclosure:
Ownership:
Possession: /Property is to be sold by VPiAuctions.com The start bidding date

Recent Change:**07/29/2022 : NEW**

Public Remarks: Eckville CIBC BUILDING will be sold by timed online auction (VPiAuctions.com). Sale date starts 9:am Sept 26 2022 and ends on 11:00 October 1, 2022. The is a concrete structure with a bank vault intact (8' X 14' with heavy duty steel door) included. If you have a high security use in mind this building is Ideally suited for a new bank, training facility, liquor store second hand store, jewelry store, sporting goods or any other office or retail use you have in mind. Rentable area is 2550 Sq. Ft. This building is one component of an exciting real estate portfolio on the auction Block. Included in the portfolio is a fully leased 6 plex, and 4 residences. Don't miss out on this rare investment opportunity. You choose what you would like to invest to have your business, great cashflow and several residence options all in the same community. Twinning of the highway from Red Deer to Rock Mountain House that goes right by Eckville is underway. The community of Eckville is less than 10 minutes to Sylvan Lake one of Central Alberta. water recreational hot spots. Relocating your family, friends an business to this really cool vibrant Central Alberta community before the next round of the governments lockdowns may be just what the Dr. ordered. Auction Rules " ALL SALES ARE FINAL AND AS IS WHERE IS" There is no fee to bid. "SUCCESSFUL HIGH BIDDER MUST PROVIDE A 10% NON REFUNDABLE DEPOSIT TO THE LISTING BROKERAGE UPON BEING DELARED HIGH BIDDER OF THE AUCTION PROPERTY further details will be posted on VPiAuctions.com Before August 15, 2022.

Property Information

Building Area: 2,550.00	Nearest Town:	Front Exp:
Mezzanine SF:	Fir Area Ratio:	# Elevators: 0
Footprint SF: 2,550	Foundation: Poured Concrete	Live Work: No
Lot Size Dim: 59.8 X 129.5	Floor Thick: 5.00	Lot Depth: 129.50
Builder Name:	Roof: Asphalt/Gravel	ASPARP:
Tax Assess Val: \$179,930	Tax Roll #:	Tax Not Yet Set:
Electric: Three Phase	Cooling: Central Air	
Construct Type: Concrete		
Exclusions: none		
Heating: Forced Air, Natural Gas		
Lot Features: City Lot, Corner Lot, Street Lighting, Near Golf Course		
Access To Prop: Direct Access, On Major Traffic Route		
Water Supply: Public		
Utilities: DSL Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected		
Sewer/Septic: Public Sewer		
Inclusions: none		
Fire Inspection: Yes	Fire Inspect Dt:	
Fire Protection: Fire Extinguishers		

Industrial Information

Yard Size: **# Grade Doors:** 0 **# Load Doors:** 1 **Clr Ceiling Ht:** 10.00

Office & Retail Information

Lease Rate SM: **Lse Rate SF:** **Lse Measure:** Square Feet
Office SqFt: **Lse Sz SqM:** **Lease Type:** NNN



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Parking Information

Total Parking: 10	Energized:	Common: 10
Parking Cost:	Designated: 10	Paved:
Parking: 10		

Business Information

Complex Nm: CIBC Bank	Lse Sub Lease:	Lease Type: NNN
Owner Interest: Private		Employees PT:
Comm Amen: Parking-Extra, See Remarks, Storage		

Tenant Information

Tenant Name:	Prev Tenant: CIBC Bank Building	Tenant in Place:
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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.